



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JUNE 27, 2002

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:15 P.M. in Council Chambers Conference Room of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

PRESENT: CHAIRMAN CRAIG GALATI, MEMBERS MICHAEL BUCKLEY, STEVEN EVANS, BYRON GOYNES, AND LAURA McSWAIN

EXCUSED: VICE CHAIRMAN RICHARD TRUESDELL and MEMBER STEPHEN QUINN

STAFF PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., JOHN KOSWAN - PLANNING & DEVELOPMENT DEPT., FRANK FIORI - PLANNING & DEVELOPMENT DEPT., JOEL McCULLOCH – PLANNING & DEVELOPMENT DEPT., LAURA MARTIN - PLANNING & DEVELOPMENT DEPT., CHERI EDELMAN – PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, DAVID GUERRA - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, AND LINDA OWENS – CITY CLERK'S OFFICE

MINUTES:

JOEL McCULLOCH, Planning and Development, called the Briefing to order at 5:31 P.M.

HOUSEKEEPING ITEMS:

ITEM NO. 13, U-0041-02:

MR. McCULLOCH said staff would like to have this item TABLED until an appeal of the Director's decision or a pending Text Amendment are approved by the City Council.

ITEM NO. 15, TM-0038-02:

MR. McCULLOCH stated this application is a Tentative Map request for 92 lots on 25.4 acres on Farm Road and Grand Canyon Drive. The applicant would like to have this item held in abeyance until the 7/11/2002 Planning Commission meeting in order to meet with the adjacent property developers, primarily to resolve some retaining wall issues. This does not need to be held for 30 days since it is just a Tentative Map.

ITEM NO. 19, U-0061-02:

MR. McCULLOCH noted that this application is for off-premise liquor in conjunction with a retail store at 713 and 715 Fremont street. The applicant has requested this item be held in abeyance until the 7/11/2002 Planning Commission meeting. However, staff would prefer this item be held to the 7/25/2002 meeting.

City of Las Vegas

PLANNING COMMISSION MEETING OF JUNE 27, 2002 Planning and Development Department BRIEFING

MINUTES - Continued:

OTHER ISSUES:

ITEM NO. 12, U-0173-89(3):

MR. McCULLOCH said this is a request for a billboard at 2128 Paradise Road. Staff will be recommending denial based on the proximity of the site to residential properties.

ITEM NO. 16, U-0018-95(2):

MR. McCULLOCH announced that staff will be recommending denial on this item based on its proximity to residential properties. This application is a Special Use Permit for a billboard.

ITEM NO. 20, U-0062-02:

MR. McCULLOCH said this application is a Special Use Permit for a transitional living group home. Staff is recommending denial based on the proximity of this property to an elementary school and previous code violations, which is primarily because they have been operating this home without a business license since January. There will be quite a few neighbors attending the meeting to speak on this item.

ITEM NO. 26, Z-0017-90(38):

MR. McCULLOCH stated this application is for a Super Wal-Mart at Hualapai Way and Sahara Avenue. Staff will be recommending denial of this application based on the regional draw this development would have, the fact that this location is surrounded by residential development, and that there is no other commercial within half a mile of this location. There will be a large number of people attending the meeting for this item.

CONSENT ITEMS:

CHAIRMAN GALATI requested Item 1 be pulled off the Consent portion of the agenda.

GENERAL BUSINESS:

MR. McCULLOCH suggested Items 21, and 27 - 33, be heard prior to Item 20.

CHERI EDELMAN, Public Works, said there will be condition changes that have been worked out with the applicants on Items 10 and 32.

JOHN KOSWAN, Planning and Development, requested Item 35 be heard after the Consent items. That is a Text Amendment for Town Center Development Standards.

BRIEFING ADJOURNED AT 5:37 P.M.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JUNE 27, 2002

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.KCLV.TV. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 A.M.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN GALATI

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN CRAIG GALATI, MEMBERS MICHAEL BUCKLEY, STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN AND STEPHEN QUINN (ARRIVED 7:26 P.M.)

EXCUSED:

VICE CHAIRMAN RICHARD TRUESDELL

STAFF PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., JOHN KOSWAN - PLANNING & DEVELOPMENT DEPT., FRANK FIORI - PLANNING & DEVELOPMENT DEPT., JOEL McCULLOCH – PLANNING & DEVELOPMENT DEPT., LAURA MARTIN - PLANNING & DEVELOPMENT DEPT., JARED GERBER - PLANNING & DEVELOPMENT DEPT., CHERI EDELMAN - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, DAVID GUERRA - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY’S OFFICE, ANGELA CROLLI – CITY CLERK’S OFFICE, AND LINDA OWENS – CITY CLERK’S OFFICE

(6:00)



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 27, 2002

SUBJECT:

Approval of the minutes of the May 23, 2002 Planning Commission Meeting

MOTION:

McSWAIN - APPROVED - UNANIMOUS with BUCKLEY abstaining as he did not attend that meeting, and QUINN and TRUESDELL excused.

MINUTES:

There was no discussion.

(6:02 - 6:03)

1-45



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 27, 2002

CHAIRMAN GALATI announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN GALATI read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JUNE 27, 2002

CHAIRMAN GALATI noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested Conditions of Approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's Conditions of Approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Z-0045-94(7) - J AND K VILLANI TRUST - Request for an Extension of Time on an approved Rezoning (Z-0045-94) FROM: U (Undeveloped) [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) on 1.05 acres on the north side of Lake Mead Boulevard, approximately 640 feet west of Torrey Pines Drive (APN: 138-23-201-003), PROPOSED USE: MINOR AUTOMOTIVE REPAIR GARAGE FACILITY, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

EVANS - DENIED - MOTION carried with BUCKLEY and McSWAIN voting NO and QUINN and TRUESDELL excused

To be heard by the City Council on 8/7/2002.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

JOEL McCULLOCH, Planning and Development, stated this request is for the seventh Extension of Time on an approved rezoning of 1.05 acres on the north side of Lake Mead Boulevard, approximately 640 feet west of Torrey Pines Drive. The applicant's justification letter states that they have had financial problems in obtaining funding for this project. The reason for this request is to build a lube and wash center. The City Council found in approving the initial request that C-1 (Limited Commercial) zoning is appropriate for this site and that the proposed retail commercial center will be compatible with the surrounding land uses. However, because of the period of time that has passed since the initial approval, staff has recommended a condition requiring a Site Development Plan Review, which conforms to the City's current standards. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 1 - Z-0045-94(7)

MINUTES - Continued:

JAMES VILLANI, 9325 Canyon Classic Drive, appeared in order to represent the Trust. This property has been vacant for many years and now they are planning to have an automotive business.

CHAIRMAN GALATI asked the applicant that when this property was zoned whether the Brittany Pines apartments or the condominiums existed. MR. VILLANI answered that the Brittany Pines apartments existed when the original zone change was approved. COMMISSIONER McSWAIN thought her firm did work on the Brittany Pines apartments in 1997 or 1998.

CHAIRMAN GALATI did not feel this zoning is appropriate for this site. He thought the Brittany Pines apartments were not in existence in 1995. He wondered if this use is appropriate for this property, since it is in a residential area. This site is across the street from a church and surrounded by residential, so he felt residential, multi-family, or office would be appropriate. An automotive repair facility is too loud and too intense to be in-between all the residential units and across from a church. He observed a self-service car wash, which is also loud.

COMMISSIONER McSWAIN wondered if this item should be held in abeyance to give the applicant more time to support his application. However, COMMISSIONER EVANS pointed out that this project has been planned for eight years.

ROBERT GENZER, Planning and Development, was unsure what benefit there would be in holding this item in abeyance. Staff's recommendation is based on the fact that there have been previous Extensions of Time. This C-1 (Limited Commercial) zoning is in conformance with the General Plan for this particular site, which at the present time is SC (Service Commercial). There are other zones that are allowable in SC (Service Commercial), such as O (Office). Also, there are items on this agenda that refer to the use that is currently proposed. It could be the Planning Commission's decision that because this application is in conformance with the General Plan, C-1 (Limited Commercial) is appropriate but the use is not. He advised the Commissioners that if this item is voted for approval, then the Site Development Plan Review and Special Use Permit on this agenda could be considered. If this item is denied, then the other two items should be held in abeyance until final disposition of the Extension of Time by the City Council.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 1 - Z-0045-94(7)

MINUTES - Continued:

MR. VILLANI said he was led to believe by staff that this item would be approved.

CHAIRMAN GALATI added that perhaps in 1994 or 1995 this use might have been appropriate because the surrounding development was not in existence. Since then the area has been developed with more residential units.

There was no further discussion.

(6:10 - 6:24)

1-300

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Z-0004-00(1) - OLIVETTE O'CONNELL - Request for an Extension of Time on an approved Rezoning (Z-0004-00) FROM: R-1 (Single Family Residential) TO: C-1 (Limited Commercial) on 0.5 acres at 1217 West Owens Avenue (APN: 139-28-502-007), (PROPOSED USE: FAST-FOOD RESTAURANT), Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED Items 2 through 9 subject to conditions - **UNANIMOUS** with **BUCKLEY** abstaining on Items 5 through 9 as the applicants are clients of his law firm and **QUINN** and **TRUESEL** excused

To be heard by the City Council on 8/7/2002.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:07 - 6:08)
1-200

CONDITIONS:

Planning and Development

1. A two-year time limit from the date of City Council approval.
2. Conformance to all applicable Conditions of Approval of Rezoning (Z-0004-00) and all other site-related actions as required by the Planning and Development Department and the Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

U-0109-99(2) - D2801 WESTWOOD, INC. - Request for an Extension of Time on an approved Special Use Permit (U-0109-99) WHICH ALLOWED A TAVERN at 2801 Westwood Drive (APN: 162-08-604-001), M (Industrial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED Items 2 through 9 subject to conditions - UNANIMOUS with BUCKLEY abstaining on Items 5 through 9 as the applicants are clients of his law firm and QUINN and TRUESDELL excused

To be heard by the City Council on 8/7/2002.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:12 - 6:14)

1-383

CONDITIONS:

Planning and Development

1. If this Special Use Permit is not exercised within one year of this approval, the Special Use Permit shall be void unless another Extension of Time is granted.
2. Compliance with all Conditions of Approval of the original Special Use Permit (U-0109-99).

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

U-0023-00(1) - DAYBREAK CHRISTIAN FELLOWSHIP - Request for an Extension of Time on an approved Special Use Permit (U-0023-00) WHICH ALLOWED A CHURCH adjacent to the northwest corner of Cimarron Road and Windrush Avenue (APN: 163-04-101-011), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED Items 2 through 9 subject to conditions - **UNANIMOUS** with **BUCKLEY** abstaining on Items 5 through 9 as the applicants are clients of his law firm and **QUINN** and **TRUESDALL** excused

To be heard by the City Council on 8/7/2002.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:12 - 6:14)

1-383

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 4 - U-0023-00(1)

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19A.04.050 for Church/ House of Worship use.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SD-0010-00).
3. This Extension of Time shall expire two years from the date of final approval, unless the Special Use Permit is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

U-0111-00(1) - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL - Request for an Extension of Time on an approved Special Use Permit (U-0111-00) FOR A PROPOSED SUPPER CLUB on the northwest corner of Cheyenne Avenue and the proposed Western Beltway alignment (APN: 137-12-301-014, 137-12-401-002, 003, 019, 023, 025, 027, and 032), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] Zone under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED Items 2 through 9 subject to conditions - **UNANIMOUS** with **BUCKLEY** abstaining on Items 5 through 9 as the applicants are clients of his law firm and **QUINN** and **TRUESDELL** excused

To be heard by the City Council on 8/7/2002.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:12 - 6:14)

1-383

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 5 - U-0111-00(1)

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19A.04.050 for Supper Club use.
2. Conformance to all applicable Conditions of Approval of Special Use Permit (U-0111-00) and Site Development Plan Review [Z-0033-97(17) & Z-0024-99(6)] as required by the Planning and Development Department and the Department of Public Works.
3. This Extension of Time shall expire two years from the date of final approval, unless the Special Use Permit is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

U-0112-00(1) - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL - Request for an Extension of Time of an Special Use Permit (U-0112-00) FOR A LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE on the northwest corner of Cheyenne Avenue and the Beltway alignment (APN: 137-12-301-014, 137-12-401-003, 019, 023, 025, 027, and 032), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED Items 2 through 9 subject to conditions - **UNANIMOUS** with **BUCKLEY** abstaining on Items 5 through 9 as the applicants are clients of his law firm and **QUINN** and **TRUESDELL** excused

To be heard by the City Council on 8/7/2002.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:12 - 6:14)

1-383

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 6 - U-0112-00(1)

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19A.04.050 for Off-Premise Liquor Establishment use.
2. Conformance to all applicable Conditions of Approval of Special Use Permit (U-0112-00) and Site Development Plan Review [Z-0033-97(17) & Z-0024-99(6)] as required by the Planning and Development Department and the Department of Public Works.
3. This Extension of Time shall expire two years from the date of final approval, unless the Special Use Permit is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

U-0113-00(1) - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL - Request for an Extension of Time of an approved Special Use Permit (U-0113-00) WHICH ALLOWED TAVERN on the northwest corner of Cheyenne Avenue and the Beltway alignment (APN: 137-12-301-014, 137-12-401-003, 019, 023, 025, 027, and 032), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED Items 2 through 9 subject to conditions - UNANIMOUS with BUCKLEY abstaining on Items 5 through 9 as the applicants are clients of his law firm and QUINN and TRUESDELL excused

To be heard by the City Council on 8/7/2002.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:12 - 6:14)

1-383

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 7 - U-0113-00(1)

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19A.04.050 for Tavern use.
2. Conformance to all applicable Conditions of Approval of Special Use Permit (U-0113-00) and Site Development Plan Review [Z-0033-97(17) & Z-0024-99(6)] as required by the Planning and Development Department and the Department of Public Works.
3. This Extension of Time shall expire two years from the date of final approval, unless the Special Use Permit is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Z-0033-97(31) - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL - Request for an Extension of Time on an approved Site Development Plan Review [Z-0033-97(17) & Z-0024-99(6)] WHICH ALLOWED A 46,750 SQUARE FOOT COMMERCIAL CENTER; AND FOR A PROPOSED 6,600 SQUARE FOOT OFFICE COMPLEX on 13.0 acres located adjacent to the northwest corner of Cheyenne Avenue and the beltway alignment (APN: 137-12-301-014, 137-12-401-003, 019, 023, 025, 027 and 032), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED Items 2 through 9 subject to conditions - UNANIMOUS with BUCKLEY abstaining on Items 5 through 9 as the applicants are clients of his law firm and QUINN and TRUESDELL excused

To be heard by the City Council on 8/7/2002.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:12 - 6:14)
1-383

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 8 - Z-0033-97(31)

CONDITIONS:

Planning and Development

1. Parcel Number 137-12-301-014 shall be expunged from this Site Development Plan Review, due to its ML (Medium Low Density Residential) Lone Mountain West Master Plan Land Use Designation.
2. This Extension of Time shall expire two years from the date of final approval, unless the Special Use Permit is exercised or an Extension of Time is granted by the City Council.
3. Conformance to all applicable Conditions of Approval of Site Development Plan Review [Z-0033-97(17) & Z-0024-99(6)] as required by the Planning and Development Department and the Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

A-0023-02(A) - PARDEE HOMES OF NEVADA - Petition to annex 2.07 acres generally located on the north side of Wittig Avenue, 660 feet east of Grand Canyon Drive (APN: 125-19-501-004), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

GOYNES - APPROVED Items 2 through 9 subject to conditions - **UNANIMOUS** with **BUCKLEY** abstaining on Items 5 through 9 as the applicants are clients of his law firm and **QUINN** and **TRUESDELL** excused

This item will be forwarded to City Council in Ordinance form.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:12 - 6:14)

1-383

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - RENOTIFICATION - Z-0002-02 - ELKHORN DECATUR CORNER TRUST ON BEHALF OF HOLDEN DEVELOPMENT COMPANY, LIMITED - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD5 (Residential Planned Development - 5 Units Per Acre) on 17.92 acres located adjacent to the northwest corner of Decatur Boulevard and Elkhorn Road (APN: 125-13-803-008, 010, 014, and 015), PROPOSED USE: 92-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED subject to conditions with Condition 3 amended by Public Works as follows:

- *Submit a Petition of Vacation for the existing strip of right-of-way located at the southwest corner of this site. If the Vacation application is not approved, the Tentative Map, which does not accommodate this right-of-way, shall be null and void and a new Tentative Map shall be submitted providing the appropriate public street dedication, including necessary right-of-way for a cul-de-sac turnaround to terminate the existing right-of-way. If approved, the Order of Vacation shall record prior to the recordation of a Final Map adjacent to the area to be vacated.*

- UNANIMOUS with QUINN and TRUESDELL excused

To be heard by the City Council on 7/17/2002.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 10 - Z-0002-02

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, said R-PD5 (Residential Planned Development - 5 Units Per Acre) is consistent with the General Plan designation of ML (Medium-Low Density Residential), which allows up to eight units per acre. In addition, the proposed density is compatible with the surrounding densities in the area. Staff recommended approval subject to the conditions.

GREG BORGEL, 300 South 4th Street, appeared on behalf of the developer. He concurred with the conditions and amended Condition 3 as worked out with Public Works.

CHERI EDELMAN, Public Works, read amended Condition 3 as follows: *Submit a Petition of Vacation for the existing strip of right-of-way located at the southwest corner of this site. If the Vacation application is not approved, the Tentative Map, which does not accommodate this right-of-way shall be null and void and a new Tentative Map shall be submitted providing the appropriate public street dedication, including necessary right-of-way for a cul-de-sac turnaround to terminate the existing right-of-way. If approved, the Order of Vacation shall record prior to the recordation of a Final Map adjacent to the area to be vacated.*

TONY FARROW, 5000 Elkhorn Road, appeared in approval.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 11 [Z-0002-02(1)] for related discussion.

(6:32 - 6:40)

1-1020

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 10 - Z-0002-02

CONDITIONS - Continued:

Public Works

3. Submit a Petition of Vacation for the existing strip of right-of-way located at the southwest corner of this site. The Vacation application shall be acted upon by the City Council prior to approval of a Tentative Map for this site. If the Vacation application is not approved, this site shall be designed to provide appropriate public street dedication, including any necessary right-of-way for a cul-de-sac turnaround to terminate the existing right-of-way. If approved, the Order of Vacation shall record prior to the recordation of a Final Map adjacent to the area to be vacated.
4. Dedicate 50 feet of right-of-way adjacent to this site for Elkhorn Road where such does not exist, 30' feet of right-of-way for Severance Lane and a 54 foot radius on the southwest corner of Decatur Boulevard and Severance Lane. Additional public street dedication may be required for dual left turn lanes or dedicated right turn lanes, or for bus turnouts, as determined by the required Traffic Impact Analysis or alternative, once approved.
5. Construct half-street improvements including appropriate overpaving, if legally able, on Decatur Boulevard, Elkhorn Road and Severance Lane adjacent to this site concurrent with development of this site. In addition, if the unnamed north/south right-of-way adjacent to the southwest corner of this site is not vacated, construct appropriate half-street improvements, including appropriate overpaving and the cul-de-sac turnaround, concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
6. Extend public sewer stubs to the west edge of this site at locations acceptable to the City Engineer concurrent with development of this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. A Master Streetlight Plan for the overall subdivision shall be submitted to and approved by the Department of Public Works prior to the submittal of any construction drawings for this site.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 10 - Z-0002-02

CONDITIONS - Continued:

8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works

9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - RENOTIFICATION - Z-0002-02(1) - ELKHORN DECATUR CORNER TRUST ON BEHALF OF HOLDEN DEVELOPMENT COMPANY, LIMITED - Request for a Site Development Plan Review FOR A 92-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 17.92 acres adjacent to the northwest corner of Decatur Boulevard and Elkhorn Road (APN: 125-13-008, 010, 014, and 015), R-E (Residence Estates) Zone [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED subject to conditions - UNANIMOUS with QUINN and TRUESEL excused

To be heard by the City Council on 7/17/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated the site plan presents an effective layout of lots and private streets. In addition, the applicant has provided all the necessary open space, but not in a centrally located position. Staff recommended approval subject to the conditions.

GREG BORGEL, 300 South 4th Street, appeared on behalf of the developer. He concurred with the conditions.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 11 – Z-0002-02(1)

MINUTES – Continued:

TONY FARROW, 5000 Elkhorn Road, appeared in approval. He would like the homes adjacent to the residential to be one story.

MR. BORGEL noted that this is a two-story product. There is adequate setback from the adjacent houses. He was unaware if the developer would agree to single story houses along the existing residential. They would be willing to meet with the adjacent residents. Two story homes are larger and on smaller lots, which would add value to the area.

COMMISSIONER EVANS wondered about the position of the open space in the project. MR. BORGEL responded that this is a small development. The open space is at a location where houses would not be desirable because the Regional Transportation Commission and staff have requested a bus turnout.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 10 [Z-0002-02] for related discussion.

(6:32 - 6:40)

1-1020

CONDITIONS:

Planning and Development

1. A Rezoning (Z-0002-02) to a R-PD5 (Residential Planned Development – 5 Units Per Acre) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 11 – Z-0002-02(1)

CONDITIONS - Continued:

4. The setbacks for this development shall be as follows: minimum of 18 feet to the front of the garage/house, as measured from the back of curb or sidewalk, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.
5. Air conditioning units shall not be mounted on rooftops.
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
7. The applicant shall have constructed a six-foot high decorative block wall, with at least 20 percent contrasting materials, along the street frontages. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

10. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Access drives shall be designed, located and constructed in accordance with Standard Drawing #222a. The access drives proposed for Severance Lane and Elkhorn Road cannot be gated unless the sections are redesigned to allow a minimum of 51 feet back of curb to back of curb, in accordance with Standard Drawing #222a.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 11 – Z-0002-02(1)

CONDITIONS - Continued:

11. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
12. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
13. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
14. Site development to comply with all applicable Conditions of Approval for Z-02-02 and all other site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - U-0173-89(3) - JOSEPHS FAMILY LAND, LIMITED PARTNERSHIP ON BEHALF OF CLEAR CHANNEL ADVERTISING -
Required Two Year Review of an approved Special Use Permit WHICH ALLOWED A 50 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2128 Paradise Road (APN: 162-03-411-008), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Letter In Opposition

MOTION:

McSWAIN - DENIED - UNANIMOUS with QUINN and TRUESEDELL excused

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the continued off-premise advertising sign use is inappropriate and conflicts with the goals of the Las Vegas Redevelopment Plan to improve the area. It is an inappropriate use adjacent to the existing residential condominium use. Staff recommended denial.

MISTY BAIER, Clear Channel Outdoor Advertising, 1211 West Bonanza Road, did not feel this sign would prohibit revitalization. The sign is not visible from the condominiums.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 12 – U-0173-89(3)

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen. He felt it is time to get this area cleaned up. Persons who are getting the revenue from the billboard do not put any money back into their property. There should be a way for the people to use the rent income from the billboards to upgrade their properties.

COMMISSIONER McSWAIN felt billboards have to be looked at as to what is going on in an area. The tone has been set for these types of applications in the area.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:40 - 6:44)

1-1330

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - U-0041-02 - SEA BREEZE STEINER'S, LIMITED LIABILITY COMPANY ON BEHALF OF LAURICH PROPERTIES, INC. - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) adjacent to the east side of Buffalo Drive, approximately 500 feet north of Vegas Drive (APN: 138-22-418-003), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

4

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Letters In Opposition
5. Document in Approval

MOTION:

GOYNES - TABLED - UNANIMOUS with QUINN and TRUESDELL excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated this is a request for a Special Use Permit for a tavern on the east side of Buffalo Drive, approximately 500 feet north of Vegas Drive. Staff would like to have this item tabled. The applicant has an appeal of a Director's Decision before the City Council and also there is a proposed Text Amendment that is going through the Council system. One or both of those need to be approved before this item can be heard.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 13 - U-0041-02

MINUTES - Continued:

RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared on behalf of the applicant. He agreed that this item should be tabled.

ROBERT GENZER, Planning and Development, announced this item will be re-noticed when it comes back on the agenda.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:04 - 6:06)

1-100

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - VAC-0035-02 - NEVADA HOME GROUPS, INC.

- Petition to vacate U.S. Government Patent Easements generally located adjacent to the south side of Gowan Road, approximately 1,000 feet west of Grand Canyon Drive, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions - UNANIMOUS with QUINN and TRUESDELL excused

To be heard by the City Council on 7/17/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated that the subject Patent Easements to be vacated are not currently in use and will be incorporated into the adjacent parcels for development. Staff recommended approval subject to the conditions.

PAUL WAGNER and SAUL WILLIAMS, Nevada Home Groups, Inc., 6985 West Sahara Avenue, Suite 201, concurred with staff's conditions.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 14 – VAC-0035-02

MINUTES - Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:44 - 6:45)

1-1470

CONDITIONS:

1. An update to the previously approved Drainage Plan and Technical Drainage Study, or other information acceptable to the Flood Control Section, shall be submitted to and approved by the Department of Public Works prior to recordation of an Order of Relinquishment of Interest for this site. Appropriate public drainage easements shall be retained if recommended by the Flood Control Section. *(Public Works Department)*
2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest. *(Public Works Department)*
3. All development shall be in conformance with code requirements and design standards of all City departments. *(Planning and Development Department)*
4. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #2 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained. *(Public Works Department)*
5. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council or the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted. *(Planning and Development Department)*

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - TM-0038-02 - TERRA BELLA - COLEMAN-TOLL, LIMITED PARTNERSHIP - Request for a Tentative Map and a waiver of the perimeter retaining wall height standard to allow a retaining wall measuring 9 feet in height on the east perimeter of the property FOR A 92-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 25.4 acres adjacent to the southeast corner of Farm Road and Grand Canyon Drive (APN: 125-18-701-001, 002, 003, 005 and 006), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) and R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE to the July 11, 2002 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

GOYNES – ABEYANCE to 7/11/2002 Planning Commission meeting - UNANIMOUS with QUINN and TRUESDELL excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated this is a request for a Tentative Map for 92 single-family lots on 25.4 acres at the southeast corner of Farm Road and Grand Canyon Drive. The applicant has requested this item be held in abeyance until the 7/11/2002 Planning Commission meeting in order to work with adjacent property developers.

PLANNING COMMISSION MEETING OF JUNE 13, 2002
Planning and Development Department
Item 15 - TM-0038-02

MINUTES - Continued:

CHRIS ARAMBULA, Tetra Tech, Inc., 401 North Buffalo Drive, Suite 100, appeared on behalf of Coleman-Toll Brothers. They are working with the engineer on the adjacent property to match the grades.

No one appeared in opposition.

There was no discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:06 - 6:07)

1-150

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0018-95(2) - Z & Z INVESTMENT COMPANY ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Required Two Year Review of an approved Special Use Permit WHICH ALLOWED A, 40 FOOT HIGH 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2350 North Rainbow Boulevard (APN: 138-23-110-001), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

GOYNES - ABEYANCE to the 7/25/2002 Planning Commission meeting - UNANIMOUS with QUINN and TRUESDELL excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, said this use no longer meets the standards of approval because of substantial changes to the area. There is a development of single-family residences within the last five years that are less than 300 feet from the subject sign. Staff recommended denial.

CHAIRMAN GALATI announced this item would be trailed until later in the meeting to allow the applicant time to be present.

.....

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 16 - U-0018-95(2)

MINUTES – Continued:

CHAIRMAN GALATI called this item forward after Item 26 [Z09917-90(38)], but there was no one present to represent the application.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(6:45 - 6:46/10:23 - 10:24)
1-1500/2-2250

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0023-95(2) - BANK NEVADA COMMERCE ON BEHALF OF CLEAR CHANNEL OUTDOOR ADVERTISING - Required Two Year Review of an approved Special Use Permit (U-0023-95) WHICH ALLOWED A 40 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3200 South Valley View Boulevard (APN: 162-08-410-018), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions - UNANIMOUS with QUINN and TRUESEL excused

To be heard by the City Council on 8/7/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the conditions in the surrounding area have not changed to the degree that the off-premise sign no longer meets the standards for approval of a Special Use Permit. The use would be appropriate on the site for another two years. Staff recommended approval subject to the conditions.

MISTY BAIER, Clear Channel Outdoor Advertising, 1211 West Bonanza Road, concurred with staff's conditions.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 17 – U-0023-95(2)

MINUTES – Continued:

COMMISSIONER McSWAIN asked staff what would have to change in the area in order to warrant the sign being removed. JOEL McCULLOCH, Planning and Development, answered that a change would be any redevelopment efforts or some type of new development that will be occurring in the area. COMMISSIONER McSWAIN added that usually an area is in decline and in need of revitalization before it is acknowledged that the signs are not helpful in the ongoing effort to make an area economically sound.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(6:446 - 6:48)
1-1550

CONDITIONS:

Planning and Development

1. The Special Use Permit shall be reviewed in two years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. All City Code requirements and design standards of all City Departments shall be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0005-97(1) - RAINBOW/ CHARLESTON MINI MART, LIMITED PARTNERSHIP ON BEHALF OF LAMAR OUTDOOR ADVERTISING -
Required Five Year Review of an approved Special Use Permit (U-0005-97) WHICH ALLOWED A 40 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1080 South Rainbow Boulevard (APN: 138-34-819-014), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

GOYNES - ABEYANCE to the 7/25/2002 Planning Commission meeting - UNANIMOUS with TRUESDELL excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated that the conditions in the surrounding area have not changed to the degree that the off-premise sign no longer meets the standards for approval of a Special Use Permit. There is a condition requiring a review in four years. Staff recommended approval subject to the conditions.

No one appeared to represent the application.

CHAIRMAN GALATI announced this item would be trailed until later in the meeting to allow the applicant time to attend the meeting.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 18 – U-0005-97(1)

MINUTES – Continued:

CHAIRMAN GALATI called this item forward after Item 16 [U-0018-95(2)], but there was no one present to represent the application.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(6:48 - 6:49/10:24 - 10:25)
1-1640/2-2277

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0061-02 - HARROW CORPORATION ON BEHALF OF WORKU BERHANU - Request for a Special Use Permit FOR THE SALE OF LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING RETAIL STORE at 713 and 715 Fremont Street (APN:139-34-612-082), C-2 (General Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Letter Requesting Abeyance

MOTION:

GOYNES - ABEYANCE to the 7/25/2002 Planning Commission meeting - UNANIMOUS with QUINN and TRUESDELL excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated this request is for a Special Use Permit for off-premise liquor sales in a retail store at 713 and 715 Fremont Street. The applicant has requested this item be held in abeyance until the 7/11/2002 Planning Commission meeting. Staff would recommend abeyance until the 7/25/2002 meeting.

WORKU BERHANU, 715 East Fremont Street, appeared in order to represent the application. He agreed to have this item held to the 7/25/2002 Planning Commission meeting.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 19 – U-0061-02

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(6:07 - 6:08)
1-200

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0062-02 - ANDREW RANA - Request for a Special Use Permit FOR A TRANSITIONAL LIVING GROUP HOME at 5436 Mountain View Drive (APN: 163-01-610-011), R-1 (Single Family Residential) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

262

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

9

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Letters In Opposition
5. Letters in Approval
6. Petition In Opposition
7. Telephone List
8. Photos Of Property

MOTION:

GOYNES - DENIED - UNANIMOUS with McSWAIN abstaining as a family member owns property in the notification area and QUINN abstaining as he arrived at the meeting late and did not hear all the testimony

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated there are extenuating circumstances associated with this application that have been brought to light since the original review. This location has been operating without a business license since January of this year when the City's Code Enforcement Division was first called to this location. In addition, the applicant has been cited for operating without a business license and is scheduled to be in court on August 28, 2002 for that violation. Also, there have been documented complaints of residents at this location harassing passers-by, which is troublesome since this is a major walkway for students at the local elementary school. Staff recommended denial.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 20 – U-0062-02

MINUTES – Continued:

ATTORNEY JONATHAN MacARTHUR, 302 East Carson Avenue, Suite 608, appeared on behalf of ANDREW RANA. This is a request for a residence to be used as a group home for recovering alcoholics. At the time the home was opened it operated without a business license. MR. RANA is an accountant and was unaware that he needed a license. He submitted requests for licenses to the State and the City. The City said he would need to seek a Special Use Permit before a license could be issued. There are three unrelated individuals living in the house. This home has a structured environment and is not a halfway house or flophouse. There are house rules that must be followed.

PAMELA LAWSON, 1440 Covelo Drive, appeared in protest. This is out of character because it is in a single-family residential community. There is an elementary school one and a half blocks away. There are two churches across the street. Some of the residents are concerned for their safety. She thought this was also for recovering drug addicts.

JIM ALBERS, 5401 Mountain View Drive, appeared in protest. There are several children living in the neighborhood and it is unsafe for them to be walking past this house. There is constant traffic to this house. This is a family neighborhood.

RITA O'NEIL, 5437 Mountain View Drive, appeared in protest. Vehicles are going to this house with people coming and going quite frequently. Parole and probation officers go to the house. Most of the residents do not live there very long. The residents make derogatory comments toward the neighbors.

MARK CINOTTO, 5437 Del Rey Avenue, appeared in protest. His family cannot go into their yard because of the questionable persons living in this house. He felt there are more than three men living there.

JEFFREY HANNAH, 5420 Mountain View Drive, appeared in protest. He wants the neighborhood to be quiet and safe. A good area for this type of use is Las Vegas Boulevard and Washington Avenue. COMMISSIONER GOYNES asked why he felt that area would be suitable for this use. MR. HANNAH responded that there are no houses in that vicinity.

KRISTA KURVERS, 5329 Mountain View Drive, appeared in protest. The amount of foot and vehicular traffic has increased to this house with many of the persons only staying for a few minutes.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 20 – U-0062-02

MINUTES - Continued:

REX POWER, 5336 Longridge Avenue, appeared in protest. **He submitted a petition in opposition.**

HOLLY MONTANO, 5437 Del Monte Avenue, appeared in protest. She moved into this neighborhood because of the number of children and that it is racially mixed. She is a community home health nurse and through her experience there is a lack of supervision in these types of homes. The residents of this home hang out in the front yard and her primary concern is for the safety of the children.

KRISTIAN FORLAND, 5433 Longridge Avenue, appeared in protest. His children have to be walked to school because they have been harassed by some of the residents of this home. There is a need for these types of homes, but not in residential neighborhoods.

KEVIN DAVIS, 5600 Del Rey Avenue, appeared in protest. **He submitted a petition in opposition.** This home is not designed for social experimentation. Some of the parents are uncomfortable with letting their children play in their own back yards. This neighborhood needs a City park, not a halfway house. This house could cause a decline of the neighborhood.

HELEN ROBINSON, Principal of Doris Hancock School, 1661 Lindell Road, appeared in protest. There are 650 students enrolled in that school with about 630 living in the neighborhood. There is no bus service so some of the students either walk or are driven to school. Some of the students are fearful of walking past this house.

ANGELA HANSELL, 5424 Del Rey Avenue, appeared in protest. Her children are afraid to walk past this house to a store and school. These types of homes should be near hospitals so the individuals can be monitored. A few streets away is a bar, so she wonders if these residents walk to it.

STACY DONALD, 5317 Del Rey Avenue, appeared in protest. Some of the children walk another way so they don't have to pass by this house. She has witnessed alcohol on the premises and the residents talking to the children.

RUDY AIKELS, 5404 Mountain View Drive, appeared in protest. His property is for sale and the prospective buyer is concerned about this type of use in the neighborhood.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 20 – U-0062-02

MINUTES - Continued:

TODD FARLOW, 240 North 19th Street, appeared in protest. He did not believe the applicant when it was stated he was unaware he needed a business license to operate this home. To allow this use would be rewarding bad and unlawful behavior.

GEORGE STONE, 1411 Covelo Court, appeared in protest. He suggested using government buildings for rehabilitation centers rather than neighborhoods. He heard that Metro has been monitoring this house. If this is allowed, the neighborhood will deteriorate. This type of use is not needed in this neighborhood.

ATTORNEY MacARTHUR appeared in rebuttal. He felt this home is a good idea and well located. **He submitted nine letters in support.** The letters indicated this use would pose no problem for the neighborhood and that the property has been well maintained. Additionally, there were statements made that these people pose a safety risk for the neighbors. There are no police reports on record for this house. The residents pay \$100 per week rent to stay in the house. This is merely a home where men have brought themselves back into the community and have to maintain full employment. The men are attempting to accumulate resources to begin a new life. The residents are not paroles, been convicted of child molestation, or homeless.

The house rules are that the residents must remain free of drugs and alcohol; otherwise, they could be evicted. Another rule is that all the residents must be gainfully employed or seeking employment within two to six weeks for the duration of their stay. All the residents must work to maintain the cleanliness and appearance of the property. **He submitted photos of the house.** All the residents must conduct themselves in an appropriate manner.

CHAIRMAN GALATI asked who operates this house. GARY STAVINSKY, 7065 Coley Avenue, explained that he has set up a recovery club for recovering alcoholics. This house helps people come out of detox and have a place to live. He drives men every day to a recovery meeting. There is a house manager that enforces the rules and those men that do not abide by the rules are asked to leave. The house manager is a recovering alcoholic and lives in the house free of charge.

ATTORNEY MacARTHUR explained that as far as complaints, it was discovered that there were four unrelated recovering alcoholics at the outset and that this house was intended to be a group home. The neighbors did not feel this was the right area for that use so they complained to the City. The Planning and Development Department came to the home and discovered the owner did not have a business license for a group home. MR. RANA found out he could not obtain a license without a Special Use Permit. ATTORNEY MacARTHUR was unaware of any citations due to the behavior of the residents.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 20 – U-0062-02

MINUTES - Continued:

MR. STAVINSKY said the residents are referred to this home in various ways, such as his club, or when they get out of detox they are told there are several transitional homes they can contact so they can get their lives in order. There are no meetings held at this house. The house was opened in this location because the recovery club is located at Jones Boulevard and Sahara Avenue. It is like a regular two-story home.

COMMISSIONER QUINN was concerned about the residents speaking to the girls passing by the home. He also wondered what was going on in regard to the amount of traffic going to and from this house. ATTORNEY MacARTHUR felt there is an adversarial relationship between members of the community and this group home.

COMMISSIONER BUCKLEY commented that from a land use point of view, these types of homes have to be integrated into the neighborhood, which this one is not. In addition, this home is too close to a school.

COMMISSIONER GOYNES asked the applicant to explain House Rule 4. ATTORNEY MacARTHUR read that rule as follows: *All residents must conduct themselves in an appropriate manner at all times.* COMMISSIONER GOYNES asked the reason none of the house rules have addressed the interests of the neighborhood residents. ATTORNEY MacARTHUR answered that this house use was established prior to his being hired to represent MR. RANA on this application. COMMISSIONER GOYNES felt transitional homes belong in medical districts.

CHAIRMAN GALATI added that his architectural firm has designed several transitional living group homes in Las Vegas. The key to those types of homes is how they are operated and where they are located. The first thing his architectural firm did was to get community support.

COMMISSIONER EVANS noted that statements were made that these residents need to live in or near hospitals or medical districts. If that were the case, there would be very little else but medical districts. From the testimony at this meeting, there seems to be problems with this home. He commented that there is a need for these types of homes in the community.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:26 - 6:31)

1-880

RECESS

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0063-02 - WORLD ENTERTAINMENT CENTER, LIMITED LIABILITY COMPANY - Request for a Special Use Permit and a Waiver of the minimum 1,500 foot separation requirement from religious facilities, taverns and a school FOR A TAVERN at 450 Fremont Street (NEONOPOLIS) (APN: 139-34-513-002 and 003), C-2 (General Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED subject to conditions - UNANIMOUS with BUCKLEY abstaining as the applicant is a client of his law firm and TRUESELLE excused

To be heard by the City Council on 8/7/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated this is a request to operate a tavern in Neonopolis. It can be operated in a manner that is harmonious and compatible with surrounding uses and this type of entertainment facility has been contemplated within the Neonopolis Entertainment Center. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 21 – U-0063-02

MINUTES – Continued:

ATTORNEY ED GARCIA, Jones Vargas, 3773 Howard Hughes Parkway, appeared to represent World Entertainment Center, LLC, and Jillian's Management Company. Jillian's, Inc. will be one of the anchor tenants for Neonopolis. Jillian's is a dining and entertainment complex which is like the ESPN zone, except with more variety, and larger. There are currently 36 Jillian's throughout the country. This location will be over 40,000 square feet and will have a restaurant with an outdoor patio, dance floor, bowling lanes, and pool parlor. There will also be meeting space to accommodate large groups. The concept is geared toward the younger people, but it will be a venue for all ages. There may be a restriction to have minors at this location after 10:00 P.M. They plan to open this complex on October 14, 2002. He concurred with staff's conditions.

FRANK WEIDE, Manager of Neonopolis, added that this will be a second anchor in conjunction with Crown Theaters.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:16 - 8:20)

2 - 814

CONDITIONS:

Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
2. Approval of this Special Use Permit does not constitute approval of a liquor license.
3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
4. All City Code Requirements and all City departments' design standards shall be met.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

PUBLIC HEARING - Z-0045-94(8) - J AND K VILLANI TRUST - Request for a Site Development Plan Review FOR A MINOR AUTOMOTIVE REPAIR GARAGE FACILITY on 1.05 acres located on the north side of Lake Mead Boulevard, approximately 640 feet west of Torrey Pines Drive (APN: 138-23-201-003), U (Undeveloped) Zone[SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

25

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Letters In Opposition

MOTION:

BUCKLEY - ABEYANCE to the 8/8/2002 Planning Commission meeting - UNANIMOUS with QUINN and TRUESDELL abstaining

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JAMES VILLANI, 9325 Canyon Classic Drive, appeared in order to represent the Trust. This property has been vacant for many years and now they are planning to have an automotive business.

THOMAS SOROM, 2109 Trish Lane, Unit 17A, appeared in protest. The back of this property is on Brook Lane, which only has a five-foot high wall. People climb over that wall stealing cars and destroying property. Construction on this property began in 1992, which is prior to the zone change. **He submitted letters in opposition.**

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 22 - Z-0045-94(8)

MINUTES - Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 22 [Z-0045-94(8) and Item 23 [U-0064-02] was held under Item 22 [Z-0045-94(8)].

(6:10 - 6:24)

1-300

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JUNE 27, 2002**

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

PUBLIC HEARING - U-0064-02 - J AND K VILLANI TRUST - Request for a Special Use Permit FOR A MINOR AUTOMOTIVE REPAIR GARAGE on 1.05 acres located on the north side of Lake Mead Boulevard, approximately 640 feet west of Torrey Pines Drive (APN: 138-23-201-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

25

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

BUCKLEY - ABEYANCE to the 8/8/2002 Planning Commission meeting - **UNANIMOUS** with **QUINN** and **TRUESDELL** abstaining

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JAMES VILLANI, 9325 Canyon Classic Drive, appeared in order to represent the Trust. This property has been vacant for many years and now they are planning to have an automotive business.

THOMAS SOROM, 2109 Trish Lane, Unit 17A, appeared in protest. **He submitted letters in opposition.**

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 23 - U-0064-02

MINUTES - Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 22 [Z-0045-94(8)] and Item 23 [U-0064-02] was held under Item 22 [Z-0045-94(8)].

(6:10 - 6:24)

1-300

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

**PUBLIC HEARING - U-0065-02 - ALBERT T. MURRAY ON BEHALF OF 24/7
DETAILING** - Request for a Special Use Permit FOR AUTO DETAIL at 400 West Owens
Avenue (APN: 139-22-403-003), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions with Condition 2 amended to eliminate the
block wall along the west property line and an additional condition that the applicant post
“No Loitering” signs on the property - **UNANIMOUS** with **TRUESDELL** excused

To be heard by the City Council on 8/7/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, said the applicant’s justification letter states that the auto detailing will include cleaning, polishing, waxing and vacuuming. The applicant proposes the auto detailing to take place under the awning structure located on the southeast portion of the site. Certain operational characteristics of the proposed auto detail and services will not be compatible with the existing single family residences adjacent to the north and the multi-family residences adjacent to the west. The particular concern is the noise from the auto detail operation that includes vacuuming, waxing and buffing of the automobiles. There are conditions incorporating landscaping, a block wall and limitations on the use of mechanical equipment to mitigate noise and visual impacts on adjacent residential uses. Staff would like to amend Condition 2 to eliminate the block wall requirement along the west property line as a block wall already exists along that property line. Staff recommended approval subject to the amended conditions.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 24 – U-0065-02

MINUTES – Continued:

KENNETH EDIE, 400 West Owens Avenue, appeared on behalf of the application. He concurred with the conditions.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen. He asked if there is a provision to keep the vehicles that are waiting to be worked on out of site. MR. EDIE replied that none of the vehicles will be left overnight. This is simply a detailing and tire shop.

COMMISSIONER GOYNES said there is a tendency to have a lot of transients walking in this area. This is right down the street from the Salvation Army. He does not want to see transients loitering on this property. MR. EDIE stated that he plans to put an eight-foot high wall around the back of the property with a gated area on the side. That would keep transients from loitering at his business.

COMMISSIONER McSWAIN was concerned about the noise that this business would be generating. MR. EDIE explained that he would be using a buffer and polisher in the front of the property, which makes the same amount of noise as a household blender. In regard to the air compressor for the tire shop, it is an air compressor that is operated off electricity. That work would be done in the garage. A condition was added that a “No Loitering” sign be posted, which MR. EDIE agreed to.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 25 [U-0066-02] for related discussion.

(8:20 - 8:28)

2 - 940

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 24 – U-0065-02

CONDITIONS - Continued:

2. The applicant shall provide a minimum six-foot tall decorative block wall along the north and west property lines, adjacent to residentially zoned property, with at least 20 percent contrasting materials to replace the existing chain-link fence. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. All other chain-link fencing shall be repaired (or removed) and properly maintained at all times.
3. Hours of operation shall be limited to 8:00 am to 6:00 pm, Sunday through Saturday.
4. All handicap accessible parking stalls shall meet minimum parking space size requirements per Title 19A, Section 19A.10.010.J, Table 3.
5. The applicant shall not use mechanical or powered equipment (such as air compressors) for auto detailing that will generate noise levels audible to adjacent residential uses.
6. A Site Development Plan Review application be approved by the Planning Commission or administratively by the Planning and Development Department prior to issuance of any permits, any site grading, and all development activity for the site.
7. The applicant shall landscape and maintain the twenty-foot wide right-of-way easement to be vacated adjacent to the northern boundary of this parcel along the west side of “D” Street, as required by the Public Works Department. Landscaping shall consist of 24-inch box trees, spaced twenty feet on center with appropriate shrub and groundcover that meets the requirements of the Las Vegas Urban Design Guidelines and Standards.
8. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

9. Submit a Vacation application to vacate the existing right-of-way adjacent to the northern boundary of this parcel along the west side of “D” Street.
10. Dedicate a 54-foot radius on the northwest corner of Owens Avenue and “D” Street prior to the issuance of any permits. The actual dimension may be modified if the applicant provides proof of existing private improvements in the area required for dedication.
11. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 24 – U-0065-02

CONDITIONS - Continued:

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new driveways or modifications to existing Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
13. Landscape and maintain all unimproved right-of-way on “D” Street adjacent to this site.
14. Submit an encroachment agreement for all landscaping and private improvements located in the “D” Street public right-of-way adjacent to this site prior to the issuance of any permits.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0066-02 - ALBERT T. MURRAY ON BEHALF OF 24/7 TIRE SHOP - Request for a Special Use Permit FOR AUTO PARTS, ACCESSORY SALES AND SERVICE at 400 West Owens Avenue (APN: 139-22-403-003), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions with Condition 2 amended to eliminate the block wall along the west property line and an additional condition that the applicant post “No Loitering” signs on the property - **UNANIMOUS** with **TRUESDELL** excused

To be heard by the City Council on 8/7/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, said the applicant’s justification letter states that all tire and service repair will be done inside the existing garage. The tire sales and installation business could be disturbing to the residents of the adjacent single-family residences. There are conditions incorporating a Site Development Plan Review, landscaping and a block wall. Staff would like to amend Condition 2 to eliminate the block wall requirement along the west property line as a block wall already exists along that property line. Staff recommended approval subject to the amended conditions.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 25 – U-0066-02

MINUTES – Continued:

KENNETH EDIE, 400 West Owens Avenue, appeared on behalf of the application. He concurred with staff's conditions, as well as amended and added conditions.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:20 - 8:28)

2 - 940

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The applicant shall provide a minimum six-foot tall decorative block wall along the north and west property lines, adjacent to residentially zoned property, with at least 20 percent contrasting materials to replace the existing chain-link fence. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. All other chain-link fencing shall be repaired (or removed) and properly maintained at all times.
3. Hours of operation shall be limited to 8:00 am to 6:00 pm, Sunday through Saturday.
4. All handicap accessible parking stalls shall meet minimum parking space size requirements per Title 19A, Section 19A.10.010.J, Table 3.
5. The installation service shall be restricted to the installation of minor parts only, including batteries, windshield wipers, hoses, fuses, lights, radios and other similar minor elements. Installation service shall not include engine, transmission and differential service, repair or installation.
6. All installation work shall be done within a completely enclosed building.
7. No dismantling, re-manufacturing or rebuilding shall be permitted.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 25 – U-0066-02

CONDITIONS - Continued:

8. No used or discarded minor automotive parts shall be located or stored in any open area outside of an enclosed building.
9. No outdoor display of tires/merchandise is permitted.
10. A Site Development Plan Review application approved by the Planning Commission or administratively by the Planning and Development Department prior to issuance of any permits, any site grading, and all development activity for the site.
11. The applicant shall landscape and maintain the twenty-foot wide right-of-way easement to be vacated adjacent to the northern boundary of this parcel along the west side of D Street, as required by the Public Works Department. Landscaping shall consist of 24-inch box trees, spaced twenty feet on center with appropriate shrub and groundcover that meets the requirements of the Las Vegas Urban Design Guidelines and Standards.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Submit a Vacation application to vacate the existing right-of-way adjacent to the northern boundary of this parcel along the west side of “D” Street.
14. Dedicate a 54-foot radius on the northwest corner of Owens Avenue and “D” Street prior to the issuance of any permits. The actual dimension may be modified if the applicant provides proof of existing private improvements in the area required for dedication.
15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new driveways or modifications to existing Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 25 – U-0066-02

CONDITIONS - Continued:

17. Landscape and maintain all unimproved right-of-way on “D” Street adjacent to this site.
18. Submit an encroachment agreement for all landscaping and private improvements located in the “D” Street public right-of-way adjacent to this site prior to the issuance of any permits.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

PUBLIC HEARING - Z-0017-90(38) - PECCOLE 1982 TRUST 45 ON BEHALF OF WAL-MART - Request for a Site Development Plan Review FOR A 202,722 SQUARE FOOT RETAIL BUILDING on 18.30 acres adjacent to the northeast corner of Sahara Avenue and Hualapai Way (APN: 163-06-416-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

211

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1387

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the July 11, 2002 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Letters In Opposition
5. Petitions In Opposition
6. Telephone List

MOTION:

McSWAIN - DENIED - UNANIMOUS with TRUESEDELL excused

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated this request is for a Super Wal-Mart at Hualapai Way and Sahara Avenue. Although this property is currently under a Resolution of Intent to C-1 (Limited Commercial), which would allow the proposed use, the location of this site no longer meets the definition of C-1 [Limited Commercial], which requires the site to be on the periphery of residential development along a major commercial corridor. This site is surrounded by residential development with no other commercial development or planned commercial properties within half a mile. In addition, the proposed site plan is inappropriate by virtue of the most intense aspect of the project being closest to the existing residential, primarily

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 26 - Z-0017-90(38)

MINUTES - Continued:

the truck route and unloading areas. Further, staff finds that the proposed development is not in compliance with Policies 2.1.2 and 2.1.4 of the Las Vegas 2020 Master Plan, which requires development on vacant land within residential neighborhoods to be sensitive in use and design and that the commercial development designed to be walkable and not vehicular friendly. Staff recommended denial.

EBBIE NAKHJAVANI, EKN Engineering, 245 East Warm Springs, appeared on behalf of Wal-Mart. This project is consistent with the General Plan and includes staff's conditions. **They have collected over a thousand signatures in favor of this project, 400 of which are in the immediate surrounding area. He submitted those to the Clerk.** Item 1 under Findings in the Staff Report indicates that the proposed Wal-Mart Supercenter is not compatible with adjacent development and development in the area. Item 2 indicates that the proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, Wall and Buffer Standards, etc. There is over 3000 linear feet of sidewalk immediately adjacent to the project and on the project. Staff did not inform them there would be any problems with the circulation of the project or pedestrian access. Item 3 indicates the site access and circulation does not negatively impact adjacent roadways or neighborhood traffic. There are no official records regarding "Big Box" retailers generating more tractor/trailer trips. That item also indicates that according to the Institute of Transportation Engineers, 6th Edition, a "Big Box" generates approximately nine percent more daily trips than a comparable shopping center. He thought by his calculations that there would be a reduction of 12% total daily trips by a supercenter than a shopping center. He agreed with Items 4 and 5 in the Staff Report. He disagreed with Item 6 that the noise, air pollution and traffic would increase. He concurred with staff's conditions.

COMMISSIONER BUCKLEY asked for a legal opinion on whether the Planning Commission could make a discretionary decision per the requirements of Title 19A.18.050. Those requirements are: compatibility, consistent with policies, negatively impact, appropriate, unsightly, undesirable, obnoxious, public health, safety and general welfare, which seem to be discretionary. DEPUTY CITY ATTORNEY BYRON SCOTT explained that there are certain provisions within Title 19A that indicate what requirements the Planning Commission has to use to make a determination on an application.

MR. McCULLOCH submitted to the Clerk letters of protest that staff received from COUNCILWOMAN McDONALD.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 26 - Z-0017-90(38)

MINUTES - Continued:

RALPH IANTOSCA, 2100 Gravel Hill Street, #202, appeared in protest. This will destroy the quality of life for the neighborhood. It will create noise, lights, security concerns, etc. He prefers driving to a Wal-Mart store, not living next door to one. The other Wal-Mart stores are not very far away.

TED SAMUELS, 1901 Placid Ravine Street, appeared in protest. He questioned the validity of the signatures in approval. His main concern was the increase in traffic.

STEVE PETERSON, 1025 Bentley Oaks Avenue, appeared in protest. There are other sites that would be more compatible.

FRANCES GINTY, 2121 Marble Gorge Drive, appeared in protest. The trash compactor would be approximately 50 feet away from her pool. Her children would not be able to walk to Sahara West Library if they would have to pass by this store. She would not object to an office building or strip mall. What would happen if their business is so good they will have to close this store and build a larger one at another location?

FRANK CACCAVANO, 2708 Sattley Circle, appeared in protest. Las Vegas does not need another Wal-Mart store. These stores are not aesthetically pleasing. Nobody sent him a letter or came to his home in regard to this application.

SEYMOUR KAPLAN, 10251 Rarity Avenue, appeared in protest. The neighbors' opinions should be taken into consideration. He was concerned about the noise that the delivery trucks will create all hours of the day and night. It appears Wal-Mart is already preparing the site. Shopping carts are oftentimes left in the neighborhoods.

ROSEMARY COONEY, 2101 J Street, appeared in protest. This Wal-Mart would bring garbage bags, shopping carts, rats, roaches, noise, and traffic congestion.

SYLVIA VILLALVA, 9733 Craighead Lane, appeared in protest. She has been in the real estate business and a primary concern is location. This location is wrong because it is surrounded by residential property. This will take the security away from the area. A security guard at another Wal-Mart store told her that they have a lot of problems.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 26 - Z-0017-90(38)

MINUTES - Continued:

HARRIET BERNARD, 1349 Paseo Granada Way, appeared in protest. She purchased her home because she has a view of the mountains. Not very far away are other Wal-Mart stores. Truck deliveries are normally made in the evening, which will create noise and lights for adjacent homes. This project will create a safety concern. The site would be desirable for homes.

ARIEL VILLALOBOS, 1609 Calle Monterey Street, appeared in protest. He objected to having a store in his neighborhood that is open 24 hours a day. This will definitely impact the area. Traffic has increased around the other Wal-Mart stores in the valley. He would like to see the public officials watching out for the individuals and not big businesses.

SEAN FOX, 2663 Spruce Creek Drive, appeared in protest. He has lived in that community for three years. This store could double the traffic in the area. This is a good area to live and raise families. There are enough stores similar to Wal-Mart in the area.

CHERYL COLANG, 2001 Turquoise Ridge Street, Unit 206, appeared in protest. She would be living adjacent to this store. The increase in traffic would also increase accidents. **She submitted a petition to the Clerk containing signatures in opposition.**

DONNA LADEIRA, 2201 Marble Gorge Drive, appeared in protest. Her house is directly across from the proposed project, and her back wall will be 30 feet away from the back of the store. This store will be 30 feet away from her back wall. There will be trucks making deliveries 24 hours a day and the dumpsters will also be in the back of the store. This store needs to be in a location where there are other stores.

KATHY THOMPSON, Stoneridge Condominiums, appeared in protest. She thanked staff for making an intelligent recommendation. The only way to get to her condominium complex is on Hualapai Way. She was concerned about children crossing streets to go to school. She questioned the validity of the signatures on a petition that had been submitted in approval.

LINDA HOWARD, 2153 Quartz Cliff Street, appeared in protest. **She submitted a petition in opposition to the Clerk.**

RODNEY DAVIS, Stoneridge Condominiums, 2101 Jasper Bluff Street, appeared in protest. He was concerned about the increase in traffic at Hualapai Way and Sahara Avenue causing accidents.

JOSEPH CALDERA, 9713 Floweret Avenue, appeared in protest. The residents in that area are all against this store and do not feel this store is needed.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 26 - Z-0017-90(38)

MINUTES - Continued:

KRISTIN NOLL, 10297 Torrey Valley Court, Summerlin, appeared in protest. This is a misuse of this land. She would prefer a gas station, restaurant, or strip mall on this site. The building will be too big for the property.

CHARLENE GILLESPIE, 2713 Sweet Willow Lane, Summerlin, appeared in protest. She is opposed to any store of this size in her neighborhood. She purchased her home because she was under the impression certain buildings would not be in the neighborhood.

JAMES DAVEY, 2021 Marble Gorge Drive, appeared in protest. He thought this property would be a green belt and that one or two story doctors' offices would be on the east end of this property. He was concerned about the garbage areas attracting rats, truck loading entrances, people parking their campers overnight on the property, and more crime in the area.

MYLES MALCOLM, 2812 Autumn Haze Lane, The Lakes, appeared in protest. The Peccoles have been in touch with the community over the years. This proposal is not innovative, not progressive and out of touch with the community. He questioned the signatures on the petitions. This store will not contribute to the quality of life for the area. There is a Wal-Mart Supercenter at Decatur Boulevard and Charleston Boulevard, which is easily accessed by his community, as well as Spring Mountain Road, and soon there will be one at Fort Apache Road. He suggested to the developer that he build something like the River Walk in Palm Springs, or a community gazebo. It will be difficult for a trailer truck to turn into this property.

JANET COOPER, 2950 Thicket Willow Street, appeared in protest. She was concerned about the additional noise this project will create.

JOHN PETER SCOTT, 2101 Gravel Hill Street, appeared in protest. There are areas in the valley for major commercial development. This is too dense for this corner.

MILTON HANDORF, President of Section 7, 3044 Forest Lake Street, appeared in protest. Their board does not approve of this project. This store will not be a benefit to the community.

CLIFF TAYLOR, 2913 Autumn Haze Lane, appeared in protest. It is difficult for the other stores to compete with Wal-Mart.

ROBERT POLHEMUS, 2705 Meander Circle, appeared in protest.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 26 - Z-0017-90(38)

MINUTES - Continued:

VICTORIA LUCERO, 10009 Dove Ridge, The Lakes, appeared in protest. She was not asked to sign a petition. None of her neighbors are in favor of this proposal.

RENE ROSICH, 2301 Diamondback Drive, appeared in protest. Her home is adjacent to this property. No representatives of Wal-Mart have contacted her.

MR. NAKHJAVANI appeared in rebuttal and asked the Commissioners if they had any questions.

COMMISSIONER McSWAIN asked the method in which the signatures were gathered in approval. RYAN ARNOLD, 3225-B South Rainbow Boulevard, appeared on behalf of this application. The signatures were collected at various Wal-Mart stores in the valley. Approximately 163 of the persons signing the petition live in the immediate vicinity and 400 persons live in the surrounding areas. COMMISSIONER McSWAIN thought this is a regional application. Persons in other areas do not have a financial stake in what is taking place at this location. This store does not meet the architectural standards along Charleston Boulevard. There is an issue concerning traffic on Hualapai Way. The developer has disregarded the opposition in the neighborhood.

COMMISSIONER GOYNES commented that this store would be intrusive. The applicant wanted to be a good neighbor, they would have contacted the residents.

COMMISSIONER BUCKLEY thought this property would be more suitable for neighborhood commercial than a regional store. There is residential on three corners. It is about the most intense C-1 [Limited Commercial] that can be built. The size and scale would result in a change to the neighborhood. The additional traffic would impact the existing walkways.

COMMISSIONER QUINN agreed with the other Commissioners.

COMMISSIONER EVANS also concurred, and added that there is a preponderance of the neighborhood that have strong feelings in opposition. This development is not compatible with adjacent development in the area. This store would not be consistent with the General Plan. It could negatively affect adjacent roadways and neighborhood traffic.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 26 - Z-0017-90(38)

MINUTES - Continued:

CHAIRMAN GALATI asked if the developer is moving dirt on the site. MR. NAKHJAVANI replied that they are not moving any dirt. The property still belongs to Peccole Nevada.

CHAIRMAN GALATI felt this is not compatible with adjacent development and the neighborhood. This site was zoned so it could accommodate neighborhood commercial type of activities, not intended to be a "Big Box" regional draw. He objected to the fact the developer did not contact anyone that would be impacted by this store. This application did not have any merits from the beginning because it is incompatible and insensitively designed.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:08 - 10:23)

2-2940

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0086-94(4) - BANK OF COMMERCE - Request for a Site Development Plan Review FOR A FINANCIAL INSTITUTION WITH DRIVE THROUGH on 0.75 acres located adjacent to the north side of Sahara Avenue, approximately 1,150 feet west of Tenaya Way (APN: 163-03-412-013), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letter In Opposition
5. Document Outlining Various Dimensions

MOTION:

GOYNES - APPROVED subject to conditions with additional condition as follows

- *All existing mature landscaping that is to remain shall be properly maintained in water during construction.*

- UNANIMOUS with QUINN abstaining as he is a stockholder in Bank of Commerce and TRUESDELL excused

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the elevations depict a two-story olive green stucco building with decorative tan and brown accent areas, as well as a stone veneer base. The site plan depicts a professional site layout with sufficient parking provided for the building. The overall parking requirements for the Sahara Professional Park subdivision meet the current

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 27 – Z-0086-94(4)

MINUTES – Continued:

Title 19A parking standards. The majority of the landscape planters had been constructed with the original office development. The landscape plan indicates perimeter and parking lot landscaping that meets the intent of the Las Vegas Urban Design Guidelines and Standards. Staff requested an additional condition pertaining to the existing landscaping as follows: *All existing mature landscaping that is to remain shall be properly maintained in water during construction.* Staff recommended approval subject to the conditions.

GEORGE ROGERS, George M. Rogers Architect, 4625 South Polaris Avenue, Suite 216, appeared on behalf of Bank of Commerce. He clarified that there will be a drive-through ATM machine, not an automotive teller. **He submitted a letter in approval.**

RICHARD ROBINSON, President and Chief Executive Officer, Bank of Commerce, 2050 West Warm Springs Road, Henderson, Nevada, explained that this bank is involved in small business lending. It is not a consumer or retail bank.

DR. DAVID ARPIN, Dentist, 7520 West Sahara Avenue, said he is in protest of this request due to the ingress/egress for his patients. The applicant is attempting to overbuild this lot. He was concerned about the lack of parking spaces. There are 251 spaces, which is 48 spaces short.

Chiropractor, 7500 West Sahara Avenue, appeared in protest. His major complaint was the lack of parking.

ORTHODONTIST appeared in protest. She was also concerned about the lack of parking, which will devalue her property. The parking is jointly owned with the condominium complex. Her patients oftentimes cannot walk very far. She needs access for emergency vehicles. When she purchased her building she was told only one-story buildings could be placed in this complex.

SAEID MOHTASHAMI, Dentist, 7510 West Sahara Avenue, appeared in protest. The original papers that were submitted indicated these would be normal offices and not medical buildings. Medical buildings require more parking per square footage. He was concerned about the traffic and objected to reducing the green area. This proposed building would be in front of the other buildings and if it is two-stories, it will block the views of the remaining buildings.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 27 – Z-0086-94(4)

MINUTES - Continued:

MR. McCULLOCH said the calculations indicate the parking is adequate for all the uses that will be on this site.

MR. HARRIS added that there are more than 90 parking spaces over the Title 19A requirements. They met with the neighbors before this application was submitted to the City. At the present time there is a two-way driveway off Sahara Avenue that is violated with outbound traffic turning to the east against inbound traffic turning into the project. The site plan that staff is recommending for approval does not indicate any parking lot changes. The CC&R's do not restrict a two-story building on this site.

TED EGERTON, Locha Engineering, 5828 West Spring Mountain Road, appeared on behalf of the applicant. A business bank typically only requires three cars stacking up at the ATM machine. Most of the time there will be three cars or less at the ATM machine. They have enough stacking for six vehicles. The other banks in the valley average 100 ATM transactions per month.

COMMISSIONER McSWAIN asked if the bank will use all the square footage for the bank or if there will be other tenants. MR. ROGERS said the second level is open for lease; although the bank may lease that floor.

COMMISSIONER McSWAIN asked how the sharing of the parking will work. MR. ROGERS said all the buildings are owned by separate owners. The parking can be used by all the building owners. No restriction can be placed on vehicular cross access. There are six parking spaces at the present time, but they plan to add more parking. All the existing parking meets older parking standards that did not require landscaping in the parking areas. The parking that will be added is designed to the current standards for landscaping. She did not feel there would be a problem with vehicular stacking at the ATM machine.

MR. McCULLOCH advised that different types of offices have different parking calculations, which means there are multiple calculations involved in this property.

CHAIRMAN GALATI felt this proposal meets the parking, building square footage, landscaping and setback requirements.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 27 – Z-0086-94(4)

MINUTES - Continued:

COMMISSIONER GOYNES made a motion for approval subject to the amended conditions and advised the applicant the colors he showed would be acceptable.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:28 - 8:59)

2-1250

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Prior to the submittal of a building permit, the applicant shall submit to Planning and Development Department staff a revised site plan depicting the proper access with no obstructions (asphalt is flush with the top of curb) for the van accessible parking spaces and provide wheel stops as required in the parking area.
4. All perimeter and parking lot landscaping shall meet the minimum requirements of the Las Vegas Urban Design Guidelines and Standards which reflect minimum 24-inch box trees planted a maximum of 20-feet on-center along public right-of-ways and a minimum of four five-gallon shrubs for each tree within provided planters.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

PLANNING COMMISSION MEETING OF JUNE 27, 2002

Planning and Development Department

Item 27 – Z-0086-94(4)

CONDITIONS - Continued:

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
10. Any property line wall, if constructed, shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Any new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and shall also receive approval from the Nevada Department of Transportation.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 27 – Z-0086-94(4)

CONDITIONS - Continued:

15. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

16. Site development to comply with all applicable Conditions of Approval for Zoning Reclassification Z-86-94, the Sahara Professional Park (Commercial Subdivision) and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-0037-02 - CHURCH L D S PRESIDING BISHOP - Petition to vacate a public utility easement generally located adjacent to the southeast corner of Cimarron Road and El Campo Grande Avenue, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions - **UNANIMOUS** with **TRUESDELL** excused

To be heard by the City Council on 8/7/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated this Vacation is to abandon an existing six-foot wide public utility easement that is no longer required. Staff recommended approval subject to the conditions.

No one appeared to represent the application.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:59 - 9:00)

2-2480

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 28 – VAC-0037-02

CONDITIONS:

1. All public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest. *(Public Works Department)*
2. All development shall be in conformance with code requirements and design standards of all City departments. *(Planning and Development Department)*
3. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the Vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all Vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained. *(Public Works Department)*
4. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council or the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted. *(Planning and Development Department)*

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

**PUBLIC HEARING - VAC-0038-02 - SILVER STATE HOLDING COMPANY, ET AL
ON BEHALF OF KIMBALL HILL HOMES** - Petition to vacate U.S. Government Patent
Easements generally located adjacent to the southwest corner of Donald Nelson Avenue and Fort
Apache Road, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions with Condition 1 amended as follows: delete
the words **Order of Vacation** and insert *Order of Relinquishment of Interest* -
UNANIMOUS with BUCKLEY abstaining as Kimball Hill Homes is a client of his law firm
and TRUESDELL excused

To be heard by the City Council on 8/7/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated that the applicant's intent to incorporate
these Patent Reservations into the adjacent parcels for development is appropriate. The subject
parcels to be vacated are currently not in use, so this request will not result in a reduced traffic
handling capability for the area. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 29 - VAC-0038-02

MINUTES - Continued:

CHRIS ARAMULA, Tetra Tech, Inc., 401 North Buffalo Drive, Suite 100, appeared on behalf of Kimball Hill Homes. He concurred with staff's conditions.

CHERI EDELMAN, Public Works, requested Condition 1 be amended to delete the words Order of Vacation and insert *Order of Relinquishment of Interest*.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:00 - 9:01)

2-2530

CONDITIONS:

1. All public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation. (*Public Works Department*)
2. All development shall be in conformance with code requirements and design standards of all City departments. (*Planning and Development Department*)
3. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained. (*Public Works Department*)
4. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council or the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted. (*Planning and Development Department*)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-0039-02 - PARDEE CONSTRUCTION COMPANY ON BEHALF OF PERMA-BILT - Petition to vacate a portion of Park Street generally located south of Elkhorn Road, approximately 675 feet east of Grand Canyon Drive, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions - UNANIMOUS with BUCKLEY abstaining as Pardee Construction Company is a client of his law firm and TRUESDELL excused

To be heard by the City Council on 8/7/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated this Vacation will vacate the east 30 feet of Park Street. That roadway is an unused half-street right-of-way and will be incorporated into a proposed subdivision. Staff recommended approval subject to the conditions.

BRENT WILSON, VTN Nevada, 2727 South Rainbow Boulevard, appeared in order to represent the applicant. He concurred with staff's conditions.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 30 – VAC-0039-02

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:01 - 9:02)

2-2600

CONDITIONS:

1. Submit a Petition of Vacation to Clark County to vacate the southern portion of Park Street to Wittig Avenue. The Petitions of Vacations shall be approved by the Clark County Commission and the City Council, as appropriate, prior to the approval of a Tentative Map for this development. The Order of Vacations shall record prior to the recordation of a Final Map adjacent to the Park Street alignment. *(Public Works Department)*
2. All public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation. *(Public Works Department)*
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required. *(Planning and Development Department)*
4. All development shall be in conformance with code requirements and design standards of all City departments. *(Planning and Development Department)*

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 30 – VAC-0039-02

CONDITIONS - Continued:

5. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #2 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the Vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all Vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained. *(Public Works Department)*
6. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted. *(Planning and Development Department)*

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-0041-02 - COLEMAN-TOLL, LIMITED PARTNERSHIP -
Petition to vacate U.S. Government Patent Easements and a portion of Park Street and Via Provenza Avenue generally located adjacent to the southeast corner of Farm Road and Grand Canyon Drive, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions - UNANIMOUS with TRUESDELL excused

To be heard by the City Council on 8/7/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated that the applicant's intent to incorporate the Patent Reservations into the adjacent parcels for development is appropriate. The subject right-of-way request will vacate the east 30 feet of Park Street and a portion of the south 30 feet of Via Provenza Avenue. The subject roadways are unused half-street right-of-ways and will be incorporated into a residential subdivision. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 31 – VAC-0041-02

MINUTES – Continued:

CHRIS ARAMULA, Tetra Tech, Inc., 401 North Buffalo Drive, Suite 100, appeared on behalf of Coleman-Toll Brothers. He concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:02 - 9:04)

2-2660

CONDITIONS:

1. The Vacation of Via Provenza Avenue shall be extended to encompass all the existing right of way in the Via Provenza Avenue alignment between Grand Canyon Drive and TeePee Lane. *(Public Works Department)*
2. All public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation and Relinquishment of Interest. *(Public Works Department)*
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required. *(Planning and Development Department)*
4. All development shall be in conformance with code requirements and design standards of all City departments. *(Planning and Development Department)*

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 31 – VAC-0041-02

CONDITIONS - Continued:

5. The Order of Vacation and Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #2 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all Vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained. *(Public Works Department)*
6. If the Order of Vacation and Relinquishment of Interest are not recorded within one (1) year after approval by the City Council or the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted. *(Planning and Development Department)*

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-0043-02 - MOUNTAIN SPA RESIDENTIAL DEVELOPMENT, LIMITED LIABILITY COMPANY - Petition to vacate a portion of Buffalo Drive located between Racel Street and Broad Peak Drive, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions with Condition 2 amended to read: All existing *public* streetlights shall be removed and returned to the City yard concurrent with on-site development activities. - **UNANIMOUS** with **BUCKLEY** abstaining as his law firm represents the lender for the Mountain Spa development and **TRUESDELL** excused

To be heard by the City Council on 8/7/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated this Vacation request will vacate the east 50 feet of Buffalo Drive, extending northerly approximately 800 feet from Racel Street. This will be a private street in the future for the Mountain Spa development. Vacation (V-0059-99) application for the same portion of right-of-way had been previously approved by the City Council, but has since expired. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 32 – VAC-0043-02

MINUTES – Continued:

VALERIE POWERS, Stantec Consultant, Inc., 6763 West Charleston Boulevard, appeared on behalf of the Mountain Spa development. In regard to the last sentence in Condition 2, she requested it to read as follows: All existing **public** streetlights shall be removed and returned to the City yard concurrent with on-site development activities.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:04 - 9:06)

2 - 2730

CONDITIONS:

1. Prior to the recordation of an Order of Vacation, submit a copy of an approved Vacation application to vacate the west half of Buffalo Drive by the Board of Clark County Commissioners; the Orders of Vacations for the County portion and the City portion shall record simultaneously such that at no time shall a half of a public street right-of-way exist as required by the Department of Public Works. *(Public Works Department)*
2. All public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation as required by the Department of Public Works. All existing streetlights shall be removed and returned to the City yard concurrent with onsite development activities. *(Public Works Department)*
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required. *(Planning and Development Department)*
4. All development shall be in conformance with code requirements and design standards of all City departments. *(Planning and Development Department)*

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 32 – VAC-0043-02

CONDITIONS - Continued:

5. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #2 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained. *(Public Works Department)*
6. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted. *(Planning and Development Department)*

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - Z-0076-98(33) - AUTO MALL NISSAN, LIMITED LIABILITY COMPANY ON BEHALF OF LAS VEGAS DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR AN AUTO DEALERSHIP AND FOR A REDUCTION OF THE PERIMETER AND LANDSCAPE PLANTER ISLANDS REQUIREMENTS on 3.99 acres adjacent to the northwest corner of Centennial Center Boulevard and Oso Blanca Road (APN: 125-28-110-002), TC (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions - UNANIMOUS with TRUESDELL excused

This is Final Action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated this review is for a car dealership within the Town Center area. The site plan depicts an orderly configuration of landscaping, parking areas, and building placement. There is a condition requiring a ten-foot wide landscape planter along Centennial Parkway and an eight-foot wide planter along the northern property line, with the exception of behind the building, which for fire safety reasons, is allowed to have tree wells along the property line. The customer parking needs to be increased to 43 spaces or the applicant would have to obtain a Variance to reduce that number. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 33 – Z-0076-98(33)

MINUTES – Continued:

GREG BORGEL, 300 South 4th Street, appeared in order to represent the developer. This is one of the more difficult sites to design in Centennial Center. He concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:26 - 6:31)

1-880

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. A detailed landscaping plan shall be approved by Planning and Development Department staff, prior to the time application is made for a building permit, that depicts the landscaping as shown in the Centennial Center Development Standards. The landscape plan shall detail plant types, sizes, and locations as required by the Centennial Center Development Standards. Onsite trees shall conform to the landscaping standards of Centennial Center. The landscape plan shall include sufficient information to confirm conformance with spacing requirements.
3. The applicant shall submit a revised landscape plan depicting an eight-foot wide landscape planter along the northern boundary of the property, with the exception of behind the proposed building, to allow for fire access, and a ten-foot wide landscape planter along Centennial Center Boulevard along the western portion of the site.
4. The applicant shall submit a revised site plan depicting compliance with Title 19A for parking standards or submit and have approved by the City Council a Variance for parking.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 33 – Z-0076-98(33)

CONDITIONS - Continued:

5. Provide for staff approval of a revised site plan that depicts pedestrian paths from the street to the main building.
6. Parking lot lights shall match those previously approved as a part of the Site Development Plan Review [Z-0076-98(1)].
7. All development shall be in conformance with the site plan and building elevations, except as amended by the conditions therein.
8. Prior to the submittal of a building permit, the applicant shall meet with the Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
9. A landscaping plan must be submitted prior to or at the same time is made for a building permit.
10. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from abutting streets.
12. A Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Review Committee prior to the issuance of a Certificate of Occupancy for any building on the site.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
14. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above finished grade, unless otherwise stipulated.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 33 – Z-0076-98(33)

CONDITIONS - Continued:

16. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

17. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
18. An addendum to the previously approved Drainage Plan and Technical Drainage Study for the Centennial Centre Subdivision must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings whichever may occur first. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study.
19. Site development to comply with all applicable Conditions of Approval for Z-76-98 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - TA-0010-02 - CITY OF LAS VEGAS - Discussion and Possible action to amend Title 19A.18.100 TEMPORARY COMMERCIAL PERMIT to establish criteria for certain events allowed by temporary commercial permit.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map - Not Applicable
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

GOYNES - ABEYANCE TO THE 7/25/2002 Planning Commission meeting - UNANIMOUS with TRUESDELL excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, said staff would like to have this item held in abeyance until the 7/25/2002 Planning Commission meeting.

CHAIRMAN GALATI called this item forward after Item 18 [U-0005-97(1)].

No one appeared to represent the application.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:25 - 10:26)

2-2315

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

TA-0015-02 - CITY OF LAS VEGAS - Request to amend a portion of the Town Center Development Standards in regard to sign standards and the requirement for a master signage plan, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map - Not Applicable
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

GOYNES - APPROVED - UNANIMOUS with QUINN and TRUESDELL excused

This item will be forwarded to City Council in Ordinance form.

MINUTES:

CHAIRMAN GALATI brought this item forward after Items 22 and 23 were heard. He declared the Public Hearing open.

FRANK FIORI, Planning and Development, said this is a request to amend portions of the Town Center Development Standards in regard to the standards for signage. The changes include the requirement that a Master Sign Plan be submitted and approved by the Centennial Hills Architectural Review Committee for any multi-tenant commercial project within the limits of Centennial Hills Town Center. Those Master Sign Plans would have to meet the criteria currently in place in Title 19 for Master Sign Plans.

Some other changes are within the development standards where the term *NOTE* is used. They intend that to be a performance standard. Staff would like to have the word *NOTE* deleted and just make it a performance standard. The first *NOTE* is found in Section G.

PLANNING COMMISSION MEETING OF JUNE 27, 2002
Planning and Development Department
Item 35 – TA-0015-02

MINUTES – Continued:

In the performance standards under Section I, Sign Design Guidelines, the word storefront is used. That word should be changed to *building elevation*. The original intent was that signs should only be allowed in the front of the store. The design guidelines have been changed to require that buildings be turned to the inside or placed in different locations within some developments. Sometimes the backs of the buildings are turned to the streets or parking areas and there is no signage. This would make it easier for customers to locate businesses. In some instances, signage that is tastefully done and in conformance with the Master Sign Plan enhances the aesthetics of the backs of buildings rather than having a blank wall against a public street. Staff recommended approval.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:28 - 6:32)

1-900

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 27, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

DB-0009-02 - CITY OF LAS VEGAS - Appointment of one (1) Planning Commissioner to fill an upcoming vacancy on the Centennial Hills Architectural Review Committee.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map (Not Applicable)
2. Conditions For This Application - Not Applicable
3. Staff Report (Not Applicable)

MOTION:

GOYNES - ABEYANCE to the 7/11/2002 Planning Commission meeting - UNANIMOUS with TRUESDELL excused

MINUTES:

CHAIRMAN GALATI called this item forward after Item 34 [TA-0010-02]. However, he said he was not prepared to make an appointment to the Centennial Hills Architectural Review Committee.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:26 - 10:27)

2-2335



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JUNE 27, 2002

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

COMMISSIONER QUINN explained that he was late to the meeting because he was at Nellis Air Force Base and had the honor of riding in and flying an F16. He thanked several officials at the base for that opportunity.

MEETING ADJOURNED AT 10:31 P.M.

Respectfully submitted:

ANGELA CROLLI, DEPUTY CITY CLERK

LINDA OWENS, DEPUTY CITY CLERK